

Planning for Preservation

A Planner's Perspective and Insight

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City of Calabasas



Introduction

- Three preservation program examples
 - City of Ontario
 - City of Upland
 - City of Calabasas
- Approach to creating a comprehensive program
- Step-by-step
- Lessons learned
- Recommendations



City Backgrounds

- Ontario & Upland
 - Western San Bernardino County
 - Founded in 1882 as the Ontario Irrigation Colony
 - Ontario: 50 square miles; 172,000 population
 - Upland: 15 square miles; 73,000 population
- Calabasas
 - Western Los Angeles County
 - Incorporated in 1991
 - 12.9 square miles
 - Approx. 23,000 population



Existing Conditions

- Ontario
 - Commission disbanded
 - 9 Historic Landmarks
 - 13 year old survey (reconnaissance & intensive)
 - Survey did not meet OHP and Federal Standards
- Upland
 - Planning Commission serves as Historic Commission
 - Numerous Landmarks – No Districts
 - Good survey
- Calabasas
 - No program



The Approach



The Approach

- “People First Preservation”
- Preservation not simply about saving historic sites
 - Has to be about creating community
 - Heritage of a community
 - Has to get buy in from residents
- Make Preservation an integral part of the planning equation
- Make Preservation part of the consciousness of the community



People First Preservation

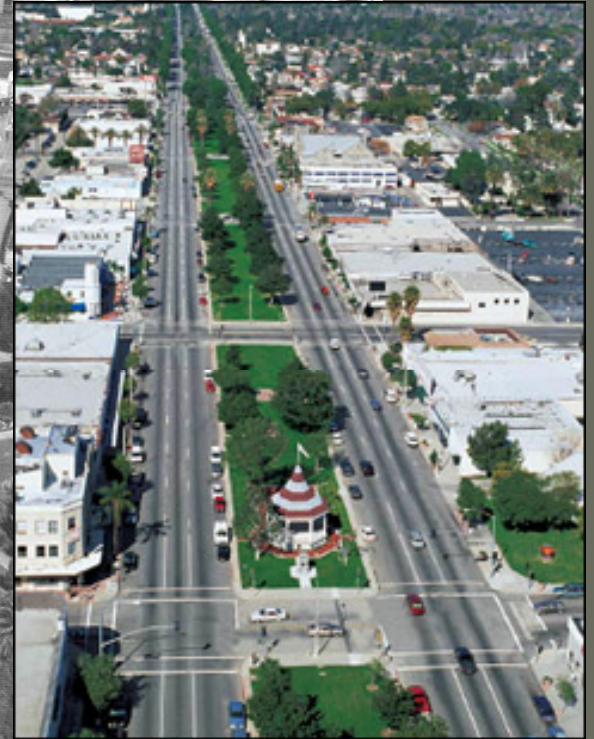
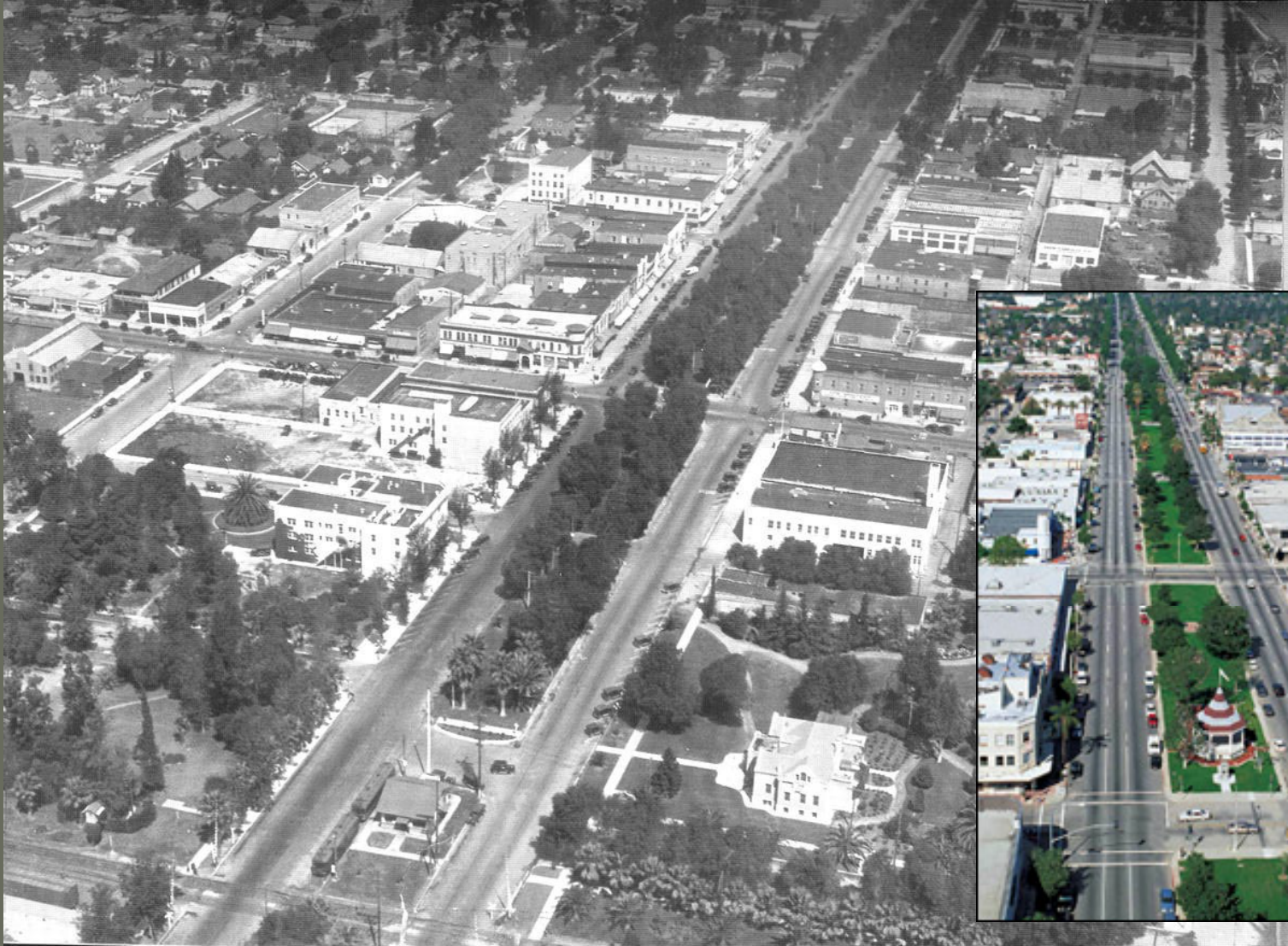
- “One man with the truth is a majority”
- “But, one neighbor with a gun can kill you”
- Think politically, think strategically
- There is nothing wrong with starting small
- Build Momentum



People First Preservation



People First Preservation



People First Preservation



Steps to take

- Assess your program
- Find your support
- Create your goals
- Get a game plan, and stick to it.
 - Create your framework
 - Plan for designations
 - Education and outreach is key



Assess your Program

- Ontario
 - Great history
 - Great neighborhoods that were being threatened
 - Outdated ordinance
 - 3,000 property survey and eligibility list
 - Little support
- Upland
 - Great history
 - Great neighborhoods that were being threatened
 - Ordinance required “owner consent”
 - Not enough support for districts



Assess your Program

- Calabasas
 - No program, starting from scratch



Find your Support

- Who will be driving this program?
- Who is your champion?
- Ontario
 - Drivers: Staff & Commission (No local preservation group)
 - Champion: Jerry DuBois



Find your Support

- Upland
 - Driver: local preservation group (Upland Heritage) little staff support
 - Champion: Dave Stevens, Carol Timm
- Calabasas
 - Drivers: local preservation group & staff
 - Champion: James Bozajian



Create your goals

- Ontario
 - Get through the 3,000 property survey
 - Protect the great neighborhoods and properties
 - Get citizen involvement
 - Educate the public about Ontario's heritage
 - Protect the Chaffey legacy
 - Put Euclid Avenue on National Register of Historic Places



Create your goals

- Upland
 - Make districts easier to designate
 - Designate districts to protect the neighborhoods
 - Put Euclid Avenue on the National Register of historic Places
- Calabasas
 - Find out what we have
 - Educate the public
 - Protect what we do have



Game Plan – Create Your Framework

- Ontario
 - Complete rewrite of Ordinance
 - Included Architectural Design and Preservation Guidelines
- Upland
 - Revised ordinance to remove owner consent
- Calabasas
 - Write a new ordinance



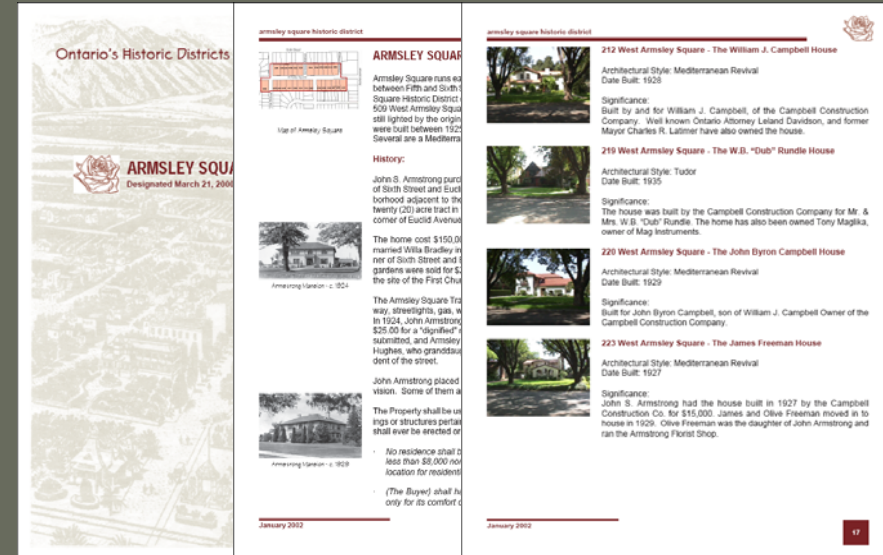
Game Plan – Plan for Designations

- Ontario
 - Started with landmarks
 - Districts: how historic, how much support, how big?
- Upland
 - Districts: same approach
- Calabasas
 - Unknown
 - Complete an Historic Context
 - Conduct an Historic Resources Survey



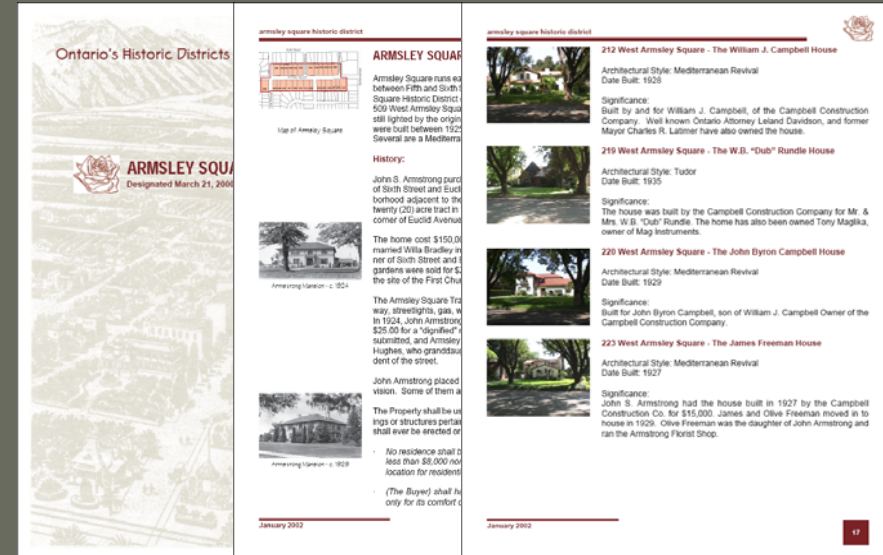
Game Plan – Education and Outreach

- Neighborhood meetings first
 - Give the residents history of their neighborhood and homes



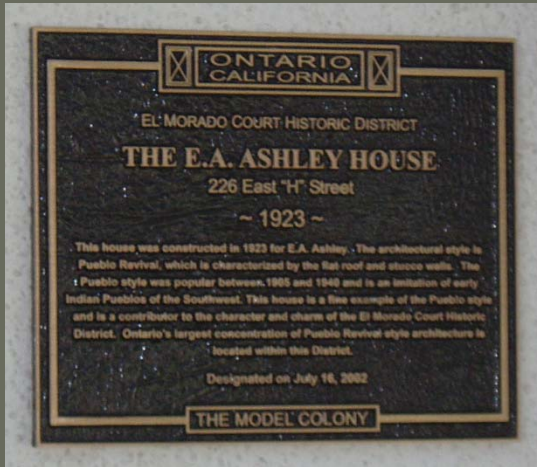
Game Plan – Education and Outreach

- Neighborhood meetings first
 - Give the residents history of the neighborhood and home
- Involve local preservation group



Game Plan – Education and Outreach

- Create a recognition program
 - Plaques
 - Signage
 - Awards



Game Plan – Education and Outreach

- Other Outreach/Education Opportunities
 - Internet
 - Local School District
- Other Groups
 - National Alliance of Preservation Commissions
 - California Office of Historic Preservation
 - California Preservation Foundation
 - Local Preservation and other Interest Groups



Lessons Learned



Lessons Learned

- Don't try to go to fast
- Don't get frustrated
- Be sure you have support from your bosses
- It's **NOT** a 9 to 5 job
- Ask for help
- Budget in advance



What's Next for Calabasas?



What's Next for Calabasas

- Historic Preservation Commission
 - Appointed March 5th
 - Develop a Commission Training Program
- Historic Context and Survey
 - Request for Proposal sent out yesterday
 - Take approx. 1 year



What's Next for Calabasas

- Calabasas Guide to Historic Preservation
 - Guide to Renovations
 - Guide to Historic Architectural Styles
 - Guide to Preservation Techniques
- Integrate CHRID into CLaMS (Permit Tracking System)



Recommendations



Recommendations

- Plan ahead
- Be realistic
- Assess your program – Be objective
- Support – get good public speakers / stay away from gadflies
- Create your goals – *be realistic*
- Stick to your game plan.
- Stay on message, stay on message, stay on message.



Recommendations

Think politically, think strategically
There is nothing wrong with starting small
Build momentum

“One man with the truth is a majority”
“But, one neighbor with a gun can kill you”



Contact

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